BK 2926

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WARRANTY DEED

FROM 42698

W. D. Regen, Jr., et ux

TO

Mary Hughes Sharp, et al

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of JUL A.D. 1959 at 1:38 o'clock P M.
Noted in Book 13 Page 538
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C. Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Ten and no/100---------- DOLLARS
----------($10.00)----------
cash in hand paid by Mary Hughes Sharp, James Thornton Riley and wife, Mary Sharp Riley, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, W. D. Regen, Jr. and wife, Emma BEasley Regen have bargained and sold, and by these presents do transfer and convey a life estate to Mary Hughes Sharp for her life with remainder over to James Thornton Riley and wife, Mary Sharp Riley,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 16 on the plan of Oak Hill Valley Subdivision, of record in book 1835, pages 15 and 16, Register's Office for said County, described as follows:

Said lot No. 16 fronts 207.88 feet on the southerly side of Oak Valley Lane and extends back between lines in a southerly direction measuring 236.59 feet on the westerly line and 272.93 feet on the easterly line to a dead line in the rear on which it measures 249.03 feet.

Being the same real property conveyed to W. D. Regen, Jr. and wife, Emma Beasley Regen, by deed from Oak Hill Land Company, dated June 30, 1950, filed July 12, 1950, and recorded in book 1854, page 587, said REgister's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along easterly line of premises, 15-foot easement for public utilities, bridle path and old Kirkman Road along rear line of premises, 75-foot building setback line from Oak Valley Lane, and conditions of owners certificates, as shown on plan of record in book 1835, pages 15 and 16, said REgister's Office; and to restrictive covenants contained in deed of record in book 931, page 53, said Register's Office; and to restrictive covenants contained in an instrument of record in book 1788, page 186, said Register's Office; and to restrictive covenants contained in an instrument of record in book 1809, page 539, and to a restrictive covenant contained in deed of record in book 1854, page 587, said Register's Office.

The grantors herein intend to convey a life estate to Mary Hughes Sharp

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